



Spagnuolo & Company Real Estate Lawyers



Explanation of Covenant Registration Number AB181817

Charge AB181817 is a covenant. A covenant generally imposes either a negative or positive condition on the property. A covenant is usually in favour of a government authority and often contains restrictions on building or other uses in favour of a municipality or the province.

This covenant is a non-financial charge, meaning there is no money owing by the owner of the land to the charge holder. Also, this charge “runs with the land”, which means the charge will remain on title following registration of any transfer.

This charge is a covenant granted in favour of the District of Coquitlam where the owner of the property agrees that no subdivision of the lands shall create lots less than 465 square metres, if intended for residential use.

With 25 years experience, 18 locations in British Columbia and a relentless focus on customer service, Spagnuolo and Co. is trusted by more clients for assistance with their purchase, sale or refinance of real estate than any other firm in British Columbia. If you decide to go ahead with your transaction, please give us a call.

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AB181817

7 SEP 88 13:30

LAND TITLE ACT
FORM 17
(Section 152(1))

FILM UNTIL ORIGINAL
TURNS UP

APPLICATION

Nature of Interest: Charge:

Restrictive Covenant
(see Section 215
Land Title Act)

True Value: Nominal

Herewith fee of \$10.00

Full name and address of
person presenting application:

Address of person entitled to
be registered as owner if
difference than shown in
Instrument

BELL, ARNOLD & CO.
BARRISTERS AND SOLICITORS
#440-2755 LOUGHEED HWY
PORT COQUITLAM, B.C. V3B 5Y9
PH: 464-6011
ATTENTION: KARL T. MARSDEN

QUICK FAX REGISTRY SERVICES LTD.

Signature of applicant, solicitor
of authorized agent.

SECTION 215 COVENANT

THIS AGREEMENT made as of the 30 day of August, 1988.

BETWEEN:

BRITISH COLUMBIA ENTERPRISE CORPORATION,
a British Columbia Company (Incorporation No. 207097),
having an office at #272 - 200 Granville Street,
Vancouver, British Columbia

(hereinafter called the "Owner")

AND:

OF THE FIRST PART

DISTRICT OF COQUITLAM, a Municipal Corporation
under the Municipal Act, R.S.B.C. 1979, c. 290, having
offices located at 1111 Brunette Avenue, Coquitlam,
British Columbia

(hereinafter called the "District") 09/07/88 446621 ENG NOM \$5.00

OF THE SECOND PART

LAND TITLE ACT
Form 1 (Section 209)
MEMORANDUM OF REGISTRATION
Registered on 20th day of September 1988
the day and date for the execution hereof
New Westminster B.C. V3L 1G5 office

WHEREAS:

A. The Owner is the registered Owner of certain properties situated, lying and being in the Municipality of Coquitlam, in the Province of British Columbia, described in Schedule "A" hereto (hereinafter called the "Lands").

B. Section 215 of the Land Title Act, R.S.B.C. 1979, c. 219, and amendments thereto, state that a covenant, in favour of a Municipality, may be registered as a charge against title to land and is enforceable against the covenantor and his successors in title, even if the covenant is not annexed to land owned by the Municipality.

C. There is an agreement between the District and the Owner which agreement requires that prior to the submission to the Approving Officer of a plan of subdivision of the Lands, there shall be delivered to the District an executed "Residential Lot-Sized Covenant", in registrable form, for registration against title to the Lands.

D. The Owner, being the registered Owner in fee simple of the Lands has agreed to the registration of this document against the Lands.

NOW THEREFORE in consideration of TEN (\$10.00) DOLLARS, the receipt of which is hereby acknowledged and of the premises and of the covenants and agreements herein contained, the parties agree as follows:

1. No subdivision of any portion of the Lands shall create a lot or lots intended for residential use having an area of less than 465.0 square metres.

2. The parties consent and agree to the registration of this Agreement and all covenants contained therein as a charge against the Lands pursuant to Section 215 of the Land Title Act, R.S.B.C. 1979, C.219 and amendments thereto.

3. All covenants and liabilities entered into or imposed herein upon the parties shall be equally binding upon the successors, assigns, personal representatives and heirs of the parties.

IN WITNESS WHEREOF the parties have hereto have
executed this Agreement.

THE CORPORATE SEAL of BRITISH)
COLUMBIA ENTERPRISE CORPORATION)
was hereunto affixed in the)
presence of:)

[Signature])
Authorized Signatory)

c/s

[Signature])
Authorized Signatory)

THE DISTRICT OF COQUITLAM

Per: *[Signature]*
Mayor

c/s

Per: *[Signature]*
Clerk 01

181817

SCHEDULE "A"

District of Coquitlam

1. Lot 2 of Part of the Southeast Quarter
Section 15
Township 39, and Part of the
Southwest Quarter of
Section 14,
Township 39,
New Westminster District
Plan 79094
2. Lot 4 of Part of the Southwest Quarter
Section 14,
Township 39
New Westminster District
Plan 79094

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LAND TITLE ACT

FORM 6
(Section 46)

PROOF OF EXECUTION BY CORPORATION

I certify that on the 30th day of AUGUST, 1988, at VANCOUVER
in British Columbia, ARUEE WOODLEY

(*whose identity has been proved by the evidence on oath of me
(State full name, address, and occupation) me who is) personally known to me, appeared

before me and acknowledged to me that he/she is the authorized signatory of ARUEE WOODLEY
ARUEE WOODLEY CORPORATION and that he/she is the person who subscribed his/her name and affixed
the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix
the seal to it, †(and that the corporation existed at the date the instrument was executed by the corporation.)

In testimony of which I set my hand and seal of office at VANCOUVER, B.C.
this 30th day of AUGUST, 1988.

‡

*Where the person making the acknowledgment is personally known to the officer taking it, strike out these words in brackets.
†These words in brackets may be added, if the applicant wishes the registrar to exercise his discretion under section 162 (5) not to
call for further evidence of the existence of the corporation.

‡Write name and qualifications under section 48, e.g. A Commissioner for Taking Affidavits for British Columbia.

KARL T. MARSDEN

Barrister & Solicitor

#440 - 2755 LOUGHEED HIGHWAY
PORT COQUITLAM, B.C. CANADA
V3B 5Y9 464-6011

ED

181817

LAND TITLE ACT

Form 6

PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the 7th day of September 1988 at Coquitlam, in British Columbia, Theodore Klassen, Municipal Clerk, of 2124 Knightswood Place, Burnaby, B.C. who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of the District of Coquitlam and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it, and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY of which I set my hand and seal of office, at Coquitlam, this 7th day of September, 1988


(Henry G. Castillon)
A Commissioner for Taking Affidavits for
British Columbia